



PLANNING COMMISSION MINUTES

Wednesday, February 15, 2023

Approved April 19, 2023

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, February 15, 2023, at 6:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Commission, media, and interested citizens.

Presiding: Chair Andy Powell

Commissioners Present: Darryl Fenn, Heather Garcia, Brody Rypien, Jackson Ferguson, Adam Jacobson, Forest Sickles, Terrah Anderson, Andrea Bradford

Commissioners Excused: Preston Oberg

Staff Present: Assistant City Manager Wendy Thomas, Communications Specialist Destiny Skinner, City Planner Michael Maloy, Planning Manager Clint Spencer, Planner II Sheldon Howa, Assistant City Attorney Matt Brooks, Deputy Recorder Wendy Thorpe, Engineer Josh Petersen, Community Director Blake Thomas, Planner I Laurin Hoadley, and Assistant City Engineer Bryce Terry.

1. **6:00 PM - Work Meeting** (Fort Herriman Conference Room)
Chair Andy Powell called the meeting to order at 6:02 p.m.

1.1. Review of City Council Decisions – Michael Maloy, Planning Director
City Planner Maloy reported there were no land use decisions at the last Council meeting.

1.2. Review of Agenda Items – Planning Staff
City Planner Maloy briefly reviewed the Midas Creek Plaza amendment. When the Commission approved the site plan, they requested for the landscaping plan and elevations be presented for approval. Commissioner Sickles requested confirmation that the stone to stucco ratio matched the PUD requirement. City Planner Maloy responded in the affirmative, although, there were slight changes to colors and materials.

Assistant City Engineer Terry reported there have been no changes to the Transportation plan since the work meeting presentation last month. He offered to answer questions.

Commissioners Jacobson and Ferguson arrived at 6:06 p.m.

Commissioner Rypien expressed concern with the number of curved roads in the 2050 Level of Service (LOS) plan. He thought 7300 South should continue straight into U111 to maintain the grid system. Per Assistant Engineer Terry most curved roads were due to topography. Multiple scenarios have been proposed around the MVC and Bangerter interchange, possibilities included commuter lanes and super streets. Assistant Engineer Terry emphasized the alignment was conceptual based on 2030 and 2050 projections and a lot may change before then. Commissioner Jacobson asked if it made sense to force traffic to 12600 South. Community Development Director Thomas added UDOT would take over 12600 South and convert it to a state-owned road. Commissioners expressed better light synchronization was needed along 13400 South. A timeline for improvements of 13400 South and MVC were reviewed. Commissioner Sickles was concerned that large roads would split apart the community. He thought smaller blocks would be preferable to large collector roads. It was stated that Herriman was a commuter city without major employment centers which worsened traffic issues. Commissioners debated the best traffic options for traffic dispersal to relieve choke points. Assistant Engineer Terry identified the corridor preserved for the trax red line. Commissioners emphasized maintaining trail connections and safe road crossings for trails, bikes, and pedestrians.

City Planner Maloy and Planning Manager Spencer reviewed the proposed updates to the Gamepoint MDA based on market reassessment and other factors. It would consist of office, retail, quick serve, a restaurant, outdoor dining, and entertainment elements. Commissioner Rypien was concerned the final product would not resemble the images presented to the Commission. Staff responded enforcement of the design guidelines under the direction of City Council would ensure quality. The name of the development has been changed to Midas Creek Plaza and proper zoning was already in place. The applicant has completed a similar project in Saratoga Springs and reported tenants were happy with the outcome.

A Main Street open house has been scheduled to review widening and improvements from about 6250 West to 7300 West, scheduled for Thursday, February 23, 2023 from 6:30 to 7:30 p.m.

1.3. Land Use Training and Discussion –

No training was conducted due to time constraints.

2. Adjournment

The Commission adjourned the work meeting by consensus at 6:55 p.m.

3. 7:00 PM - Regular Planning Commission Meeting (Council Chambers)

Chair Andy Powell called the meeting to order at 7:03 p.m.

3.1. Invocation, Thought, Reading and/or Pledge of Allegiance

Chair Powell led the audience in the Pledge of Allegiance

3.2. Roll Call

Full Quorum Present.

3.3. Conflicts of Interest

No conflicts were reported.

4. Administrative Items

Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application compliance with the ordinance.

4.1 Review and Consideration of final building elevations and landscape plans for ±4.18 acres of commercial development in POD 35 of Academy Village located approximately at the southwest intersection of Sentinel Ridge Boulevard and Real Vista Drive in the C-2 Commercial Zone

Applicant: Alex Dahlstrom, Wasatch Commercial

File No: C2023-015

City Planner Maloy presented the request for approval of final building elevations and landscape plans for Pod 35 of Academy Village. The conditions of approval were reviewed. The applicant has conducted a revised parking study to address the change of use from professional office to quick service restaurant and added pedestrian connections between Autumn Spring Drive, Pad 35-E & Pad 35-F. Commission Ferguson requested confirmation that the building materials met the MDA requirements. City Planner Maloy confirmed the review committee provided a letter approving the materials.

Applicant Alex Dahlstrom was present online. He reported these four buildings were the beginning of phase two construction and used similar materials to buildings in phase one.

Commissioner Jacobson moved to approve item 4.1 Review and Consideration of final building elevations and landscape plans for ±4.18 acres of commercial development in POD 35 of Academy Village located approximately at the southwest intersection of Sentinel Ridge Boulevard and Real Vista Drive in the C-2 Commercial Zone, with the following requirements:

1. *Construction plans shall include a Landscape Summary Table demonstrating compliance with the South Hills MDA and applicable City standards.*
2. *Add pedestrian connections between Autumn Spring Drive, Pad E, and Pad F.*
3. *Submit revised parking study to address change of use from professional office to fast food (or quick serve) restaurant for buildings 35-H and 35-I.*

Commissioner Fenn seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Yes
Commissioner Jackson Ferguson	Yes
Commissioner Heather Garcia	Yes
Commissioner Brody Rypien	Yes
Commissioner Adam Jacobson	Yes
Commissioner Andrea Bradford	Yes
Alternate Commissioner Forest Sickles	Not Voting
Alternate Terrah Anderson	Not Voting
Alternate Preston Oberg	Not Present

The motion passed unanimously.

5. Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

5.1 Review and Consideration of a proposed Transportation Master Plan update for Herriman City (Public Hearing)

Applicant: Herriman City

File No: G2023-010

Chair Powell reviewed the public hearing guidelines.

Assistant City Engineer Terry presented the proposed transportation master plan and reviewed the future project list. The project ran a traffic model based on the newly adopted General Plan land use guidelines at several different forecast years:

- Existing (2020)
- Phase 1 (2030)
- Phase 2 (2040)
- Phase 3 (2050)

Using these models, the projected number of vehicle trips per day on each road was estimated for the City. Then, those trips were compared to existing roadway network capacity. From this comparison, roadway improvements, such as widening projects or new roads, could be identified as needed to accommodate future traffic projections. Information from the updated Transportation Master Plan was used to update the Impact Fee Facilities Plan and Impact Fee Analysis. Demographic projections were updated to reflect the 2020 census. Cross sections for minor and major collector roads were reviewed with a comparison to 2030 and 2050 projections. U-111 alignment was yet to be finalized. A possible extension of the Red Line light rail system was being studied as part of the WFRC Transit Corridor and Land Use Study. Transit corridors were preserved to accommodate future additions. The improvement of MVC to a freeway was estimated to take place by 2030.

Chair Powell opened the public hearing.

No comments were offered.

Commissioner Jacobson motioned to close the public hearing. Commissioner Garcia seconded and all voted aye.

Commissioners stressed the importance of maintaining landscaping along roads with planned expansions. They recommended the preservation of wider ROW areas to allow for landscaping, walkability, and safe pedestrian routes.

Commissioner Jacobson moved to recommend approval to City Council of item 5.1 Review and Consideration of proposed Transportation Master Plan update for Herriman City, with the suggestion that Council considers in the future possible increase of landscape improvements comparing the idea of what you'll see between the 13400 South expansion and what really happens it will definitely make it very safe for cars but it will not make it very safe for people and that's something Council will need to

guide the vision to staff in the future, since it is a financial burden. Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Yes
Commissioner Jackson Ferguson	Yes
Commissioner Heather Garcia	Yes
Commissioner Brody Rypien	Yes
Commissioner Adam Jacobson	Yes
Commissioner Andrea Bradford	Yes
Alternate Commissioner Terrah Anderson	Not Voting
Alternate Commissioner Forest Sickles	Not Voting
Alternate Commissioner Preston Oberg	Not Present

The motion passed unanimously.

5.2 Review and Consideration of a proposed Amended and Restated Master Development Agreement to be known as Midas Creek Plaza by Osmond Capital for ±6.00 acres comprised of two lots located at 5143 W Miller Crossing Drive and 12252 S Herriman Auto Row in the C-s Commercial Zone (Public Hearing)

Applicant: Aaron Osmond (Property Owner)

File No: G2023-012

Planning Manager Spencer presented the request for the amended Master Development Agreement (MDA) for Midas Creek Plaza, formerly known as Gamepoint. The proposed MDA included indoor recreation, office space, retail, and restaurant spaces. Potential building elevations were presented. Issues for consideration included parking compliance, subdivision amendment, and four-sided architecture to follow C-2 standards and materials. Metal design guidelines required Commission approval. Commission feedback was requested as to whether street corners should provide traditional, landscaped entrances or the massing of buildings. Safe pedestrian/sidewalk plans, and dumpster locations were also a point of consideration. Staff recommended enhancement of landscape regulations to increase parking lot buffering from the public street. Planning Manager Spencer reviewed the staff recommendations and considerations of approval, for referral to City Council.

Applicant Representative Jared Osmond suggested the addition of more than one drive-through. They would require stacking for at least ten vehicles and were open to multiple lanes for access. The developer found corner common/gathering areas preferable to corner massing building design. Their hope is for it to be a family destination spot. Commissioners requested safe pedestrian paths in the parking lot.

Chair Powell opened the public hearing.

No comments were offered.

Commissioner Fenn motioned to close the public hearing. Commissioner Rypien seconded and all voted aye.

Commissioners debated additional drive-through placement and ideal locations for outdoor seating. They proposed allowing two drive-through services with at least two separate outdoor gathering spaces.

Commissioner Ferguson moved to recommend approval to City Council of item 5.2, Review and Consideration of a proposed Amended and Restated Master Development Agreement to be known as Midas Creek Plaza by Osmond Capital for ±6.00 acres comprised of two lots located at 5143 W Miller Crossing Drive and 12252 S Herriman Auto Row in the C-s Commercial Zone, with the additional consideration to include two drive-throughs and at least two separated outdoor gathering dining spaces, with the following staff recommendations:

1. Complete the Master Development amendment application before City Council review.
2. Include statement in MDA that clearly states that any provision not specifically addressed in the MDA or Design Guidelines is subject to current City ordinance for the underlying zone.
3. Identify if “Restaurant, Fast Food” is desired in the development. If not, specify use for drive-thru lane shown on concept plans.
4. Specify that bonding for landscaping shall only be allowed in November through March. Otherwise, landscaping will be required to be installed before occupancy.
5. Unless modified by a parking impact study approved by the City, all off-street parking shall meet minimum City standards and not exceed 110% of the minimum parking requirement.
6. Submit a subdivision plat amendment that facilitates the proposed development plan (pending approval of the MDA amendment).
7. Provide updated Design Guidelines and conceptual site plan showing the following general requirements:
 - a. Massing buildings on street corners **or** providing landscaped entrance(s) into the development as stated in the Design Guidelines.
 - b. Provide at least one outdoor gathering or “common” area and one outdoor dining area within the development.
 - c. Move dumpster locations away from the public facing frontages.
 - d. Provide an internal pedestrian/sidewalk plan that interconnects all buildings within the site and adjacent public right-of-ways.
 - e. Include minimum materials and building features for the site.
 - f. Provide additional regulations for drive-through services in the development (if applicable).
 - g. Enhance existing landscaping regulations to increase parking lot landscaping and buffering from the public street.

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Yes
Commissioner Jackson Ferguson	Yes
Commissioner Heather Garcia	Yes
Commissioner Brody Rypien	Yes
Commissioner Adam Jacobson	Yes
Commissioner Andrea Bradford	Yes
Alternate Commissioner Forest Sickles	Not Voting
Alternate Commissioner Terrah Anderson	Not Voting
Alternate Commissioner Preston Oberg	Not Present

The motion passed unanimously.

6. Chair and Commission Comments

Commissioner Bradford requested more information regarding the trail network and the possibility of a City Resolution. City Planner Maloy added that the Wasatch Front Regional Council distributed a link which was emailed to the Commissioners.

7. Future Meetings

Wednesday, February 22, 2023 – City Council Meeting

Wednesday, March 1, 2023 – Planning Commission Meeting

8. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 8:10 p.m. and all voted aye.

I, Wendy Thorpe, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 15, 2023. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Wendy Thorpe, CMC
Deputy City Recorder